

TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
FEBRUARY 18, 2016
MINUTES

ATTENDING: Chris Narveson, John Ott, Craig Galhouse, Robert Elkins, Dean Streiff, Reginald Reis and Susan McCallum, Deputy Clerk. John Freitag was absent.

ALSO ATTENDING: Harry Pulliam, Nana Schowalter, R. Shannon Marion, Kriss Marion, Frank Mixdorf, Carol Mixdorf, Mary Dibble, Kim Tschudy and Bethany Storm.

- 1) Call Meeting to Order: C. Narveson called the meeting to order at 7:04 pm.
- 2) Review Proof of Posting: S. McCallum attested to proper posting.
- 3) Public Comments: None.
- 4) Approve Minutes from January 21, 2016: R. Elkins moved to approve the minutes as presented. 2nd by R. Reis. Motion carried.
- 5) Utility Committee Update: No Update as the committee has not met.
- 6) Discuss continuation of Chapter 110 review:
 - a) Discuss and consider document of support from the Plan Commission for development of light industrial or technology park developments: J. Ott moved to recommend signature of the statement to the Town Board, 2nd by C. Galhouse. Motion Carried.
 - b) Discuss and consider determining or expanding guidelines for Developer Agreements:
It was decided to move this item to the next meeting, the Deputy Clerk has not been able to access examples but has requested the Clerk to put the request out to other municipalities with the goal of having forms for review at the next meeting.
 - c) Review Chapter 110 in regards to buildable lot exchange and affect on number of splits:
It was decided to postpone until next meeting.
- 7) Discuss and Consider Ordinance for Tree Removal and Maintenance in Town Right of Way: The Commission discussed the Pioneer Road project. They felt that the work in the right-of-way may present an opportunity to address the Patrolman's concerns about needing permission from land owners to cut down box elder trees. This may be a good time to develop and implement a Tree and Brush Cutting Ordinance. C. Galhouse said of the example ordinances, The Town of Berry was his choice. It was decided to review the example ordinances and discuss at the next meeting. C. Narveson said we have a policy now but we should put this into a more concrete enforceable form.
- 8) Discuss and Consider IOH resolution option choice and 2015 ACT 15: C. Narveson asked if anyone wants to change our current option. J. Ott and R. Elkins said they would like to see us be the same as surrounding towns. C. Galhouse said that the Towns Association recommendation was either E or F Option with their preference for E, which allows the weight considered per axle. C. Narveson felt it is probably part of the larger discussion within the CAFO discussion and may be impacted. C. Galhouse moved to keep Option E, 2nd by D. Streiff. Motion carried with John Ott opposing.
- 9) Discuss and Consider Moratorium on CAFOs (Confinement Animal Feed Operations): Chair, Narveson asked to advance this item up in the agenda to address first on the agenda. He had attended a Towns Association meeting in Monroe the previous evening and asked Harry Pulliam to report on

**TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
FEBRUARY 18, 2016
MINUTES**

the topic. Harry spoke of a CAFO in the Town of Sylvester that will have 5,500 head which is 10 times larger than any farm in Green County. This person has a 1,000 head operation in Rock County. He also presented facts about the proposed operation; 10,000 tons of solid and 80,000 gal of liquid manure and how it is stored and spread (20,000 acres are needed). The proposed location is across the street from a residence whom assembled a team of professionals who researched environmental, health and (no matter how well the operation maintains and cleans) there is always a leak. He said he is concerned about the cost to the Town if there is a need to remediate any contaminations and damage to roadways with heavy loads in and out on a daily basis. There are plans for 25 semis of feed and milk coming and going a day plus the transportation of manure in a twenty mile radius. He spoke to the Town of Sylvester's ordinance of a moratorium of larger than 500 animal operations.

Nana Schowalter from the Town of York, reported that their municipality recently passed a moratorium and spoke of the moratorium in the Town of Sylvester that allowed for the research to be done. They presented an ordinance that allows for 700 animal operations and no larger and within a year for studies to be done. She also stated that Green County is working on a moratorium and a water study. Kriss Marion who lives in Blanchardville who is the president of a Farmer's group, spoke about the future of farming and a state wide focus on these rapid developments. Her concern is also the tourism aspect of this industry as she owns a small farm and bed & breakfast. She spoke about a ground water mapping program done by the UW Madison that was used in Iowa County when an ethanol plant was proposed they allowed it after the study. Then a non-capped well was determined as the source of E-coli in a private well. There is uncertainty about what regulations need to be passed but there is an event occurring in Bayfield County this week regarding a large scale hog operation, that should have impact on these large scale farming operations. Bethany Storm, a biologist, stated that 500 gallons a day is an allowable leak of manure per current DNR regulations. C. Narveson said he met with Phillip Wrath, City of Monroe Administrator, today who said he was concerned about enough area available to spread their cake from the sewer plant. Bethany Strom said these operations are protected under the farm bill, they are not required to carry remediation bonding or insurance, so if the business fails they can leave all the concrete behind, in this case is 46,000 tons. C. Narveson said he always felt that applying manure was a good concept to put back into the ground, but the large amount is detrimental. Shannon Marion stated that antibiotics in the manure is killing the microbes in the soil which causes it to compact etc. Kim. Tschudy spoke about the fact that studies have shown the economics don't work, that monies will not be spent in the county but taken back to the company.

C. Narveson said he has information tonight to share with the commission members about CAFOs and the Town of Sylvester's Ordinance. J. Ott said he understands the people's present point of view, but did not feel both sides of the issue are being presented. He said that many of these farms are run well, more technology including soil testing, he disagrees with saying all of them are bad. The crops that are grown on the land spread with the manure are then purchased for feed. Bethany Storm agrees with him that they are well run, but the problem is the large number produce a lot of waste and it is most economical to spread within 5 miles. She said that this isn't just about dairy but chickens or hogs and companies coming from out west that have exhausted all their resources to a location with less regulations. The DNR nutrient management plans are set up for nutrient management not water. She said they are trying to get ahead of the issue before they are in place. R. Reis stated that the issue he thinks is common in systems, a family farm is a system, the problem is scale up and the effects on capacity and safety. He suggested they get the research together on the geology which then defends the concerns and focus on safety, by a professional. Kriss Marion said the study done in Green County was by a professional. Nana Schowalter said this is very one sided, so the committee she is on in York will have to work diligently to cover both sides as they go forward with their process. C. Galhouse said there will be more than one meeting before proceeding, such as presenting the study to

**TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
FEBRUARY 18, 2016
MINUTES**

the members of the Town in the industry who may be directly impacted, reviewing the study etc. This is not a new process as far as a moratorium, the Town has gone through this process before. N. Schowalter said they proposed a moratorium to their Plan Commission and it took them approximately 6 months. C. Galhouse asked if tonight's agenda item was the Town Board giving this issue to the Plan Commission. C. Narveson said yes. H. Pulliam said the application in Sylvester has failed twice, they continue to drill wells looking for the site. B. Storm said the company is vested in siting in the area. H. Pulliam asked what is next in the process. C. Narveson stated it will be back on a future agenda and make a recommendation to the Town Board one way or another.

After general discussion of the issue's pros and cons it was decided to review the Town of Sylvester ordinance regarding licensing livestock facilities and prohibition of liquid manure application, Sylvester scientific report, and other documents provided through the Clerk. This topic will be put back on the next agenda for consideration. In addition invite residents to participate that are current farming operations.

10. Set Next Meeting Date and Agenda: J. Ott stated that he had gotten a letter from Bug Tussel to erect a cell tower and wonders if anyone knows anything about it. March 17th at 7 p.m.

R. Reis moved to adjourn at 9:25 pm, 2nd by R. Elkins. Motion carried.